



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

REZONING APPLICATION

(with concurrent CUP request)

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the B6 district to the BP district the following described property:

1. Location of Property/Street Address: 6200 Nesbitt Rd, Fitchburg, WI 53719

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Description Attached

***Also submit in electronic format (MS WORD or plain text) by email to: planning@fitchburgwi.gov

2. Proposed Use of Property - Explanation of Request:

Existing, Nutrition, General Doctor. Orange shoe Gym, Personal Training,
Proposed: Day care, Insurance,

3. Proposed Development Schedule:

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to planning@fitchburgwi.gov. Additional information may be requested.

Type of Residential Development (If Applicable):

Total Dwelling Units Proposed: No. Of Parking Stalls:

Type of Non-residential Development (If Applicable):

Proposed Hours of Operation: No. Of Employees:

Floor Area: No. Of Parking Stalls:

Sewer: Municipal ☒ Private ☐ Water: Municipal ☐ Private ☐

Current Owner of Property: Global Estates LLC

Address: 6200 Nesbitt Rd, Fitchburg, WI 53719 Phone No: 608-347-8993

Contact Person: Semira Khan

Email: SKKhan97@gmail.com

Address:

Phone No:

Respectfully Submitted By: Semira Khan
Owner's or Authorized Agent's Signature

Semira Khan
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 4/10/2015 Publish: and

Ordinance Section No. Fee Paid: \$725.00

Permit Request No. RZ/CU - 2056-15

6200 Nesbit rd. Fitchburg, wi 53719

Parcel Number: - **225/0609-072-8390-7**

SEC 7-6-9 PRT NW1/4NE1/4 & E1/2 NW1/4 DESCR AS BEG AT A PT IN C/L USH 18 1243.9 FT S OF N LN SD SEC MEASURED ALG SD C/L TH SWLY ALG SD C/L ON CRV TO R 230.4 FT TH N1DEG51'W 257.6 FT TH S63DEG41'E 156.8 FT TO POB

Parcel number - - **225/0609-072-8415-2**

SEC 7-6-9 PRT E1/2 NW1/4 & NW1/4 NE1/4 COM N1/4 COR SEC 7 TH S89DEG09'E 477.2 FT TO C/L USH 18 TH S20DEG10'W 1043.3 FT TO POB TH N89DEG09'W 226.2 FT TH S1DEG51'E 61.0 FT TH S73DEG32'E 190.9 FT TO C/L USH 18 TH NELY ALG C/L 119.7 FT TO POB SUBJ TO RD & ALSO INCL ADDL LANDS DESCR AS COM INTERS C/L USH 18 & SEC N LN TH S20DEG10'W 1043.3 FT TO POB TH N89DEG8'W 226.2 FT TH N1DEG51'W 167.2 FT TH S89DEG8'E 292.5 FT TO HWY C/L TH S20DEG10'W 177.3 FT TO POB EXC N 80 FT THF & ALSO INCL ADDL LANDS DESCR AS THE N 80 FT OF FOLL DES COM C/L HWY AT PT S20DEG10'W 1043.3 FT FR INT SD C/L & N LN SEC TH N89DEG08'W 226.2 FT N1DEG51'W 167.2 FT S89DEG08'E 292.5 FT TO C/L S20DEG10'W 177.3 FT TO POB SUBJ TO HWY SUBJ TO SIDEWALK ESMT IN DOC #4568834

Dear City of Fitchburg and Fitchburg Plan Commission,

Thank you for your time in reviewing the enclosed Rezoning Application and the Conditional Use Permit Applications for the property located at 6200 Nesbitt Rd.

The property is an existing commercial property that is currently zoned B-G (General Business), and our hope is to have it rezoned for B-P (Professional Business) so that, along with the simultaneous submitted conditional use permit application, we can have a daycare center occupy the end cap unit of the building. The daycare, Fairyland Daycare, already has a lease in place, and some daycare furniture and fixtures have already been installed.

Also, due to the requested zoning change, in addition to the daycare center's conditional use permit application, we are also submitting a conditional use permit application for the existing Orange Show Personal Training gym that has been in operation at the property for the past few years. Because of the B-P zoning, the gym's use falls into the conditional use category, just like the daycare.

On a side note, there is an insurance agency that will be soon starting their tenancy in the building, but this use is already permitted in both B-P and B-G zones. The remainder of the building is current vacant.

More information on both the daycare and gym are enclosed in this application.

Regarding the layout of the overall property, it currently has about 44 parking stalls and one big ingress to the property from Nesbitt, and we have also attached a site plan for your reference as well. With the existing businesses in the property, we do not anticipate any parking or driveway/ingress issues should the daycare be allowed to open.

- The gym focuses on Personal Training, where they work with client one on one bases, whereby the amount of parking needed is fairly low. The hours of operation 6:00 a.m to 10:00 p.m. They maximum they work on 4 people at time.
 - It should be noted that the gym and daycare are on the opposite ends of the property.
- For the insurance agency, we do not anticipate them needed too many parking stalls either; maybe 1 or 2 at one time at most. Hours of operation of the insurance agency are projected to be 8:30 – 4:30/5:00.
- For the daycare, which projects to have 34 children and 3 people on full time and some part time staff, the heaviest needs for parking is during drop-off and pick-up times. With hours that will be from 6:00am to 6:00pm, and with most of the parents only being at the center for a few minutes, we feel that our parking lot can handle the traffic (in addition to the existing stalls, we have a wide driveway along the side of the building that would also work for quick drop-offs and pick-ups).
 - It is worth noting that because of the daycare use; we will be utilizing four of the existing parking stalls behind the building for the use of a playground for the children – as noted in the attached site plan. Even with these stalls removed, there is sufficient parking for the employees of all of the building's businesses in the back.

Overall, we truly believe that if the rezoning and conditional uses are approved, 6200 Nesbitt Rd would have a daycare center that would be a great addition to the pool of existing businesses and services here in the City of Fitchburg.

GENERAL NOTES:

A) INDIVIDUAL TREES (AND SHRUB GROUPINGS) FOUND ALONG PERIMETER OF PROPERTY AS WELL AS THOSE FOUND WITHIN LAWN AREAS TO RECEIVE BARK RINGS (AND BARK BEDS) CONSISTING OF A MIXTURE OF HARDWOOD SHREDDED BARK MULCH SPREAD TO A MINIMUM 3" DEPTH (3" WIDE BEDS FOR SHRUB GROUPINGS).

B) "PLASTIC EDGING" TO BE VALLEY VIEW BLACK DIAMOND EDGING OR EQUIVALENT.

C) "SEED" AREAS SHALL BE FINISH-GRADED AND SEEDED AT A RATE OF 4 LBS. PER 1000 SQ. FT.

D) AREAS LABELED "SEED" SHALL RECEIVE A MIXTURE OF THE FOLLOWING TYPES:

40% PALMER RYEGRASS
20% BARN BLUEGRASS
20% NASSAU BLUEGRASS
20% PENNSYLVANIA CREEPING RED FESCUE

E) AREAS LABELED "SEED WITH EROSION MAT" SHALL BE SEEDED WITH THE ABOVE-NOTED PREMIUM LAWN SEED MIXTURE AND OVERLAID WITH EROSION MAT THAT IS THEN PINNED INTO THE SOIL.

F) RAIN GARDEN IS TO BE EXCAVATED TO ACCOMMODATE 12" OF SAND BASE WITH 6" OF TOPSOIL. TOPSOIL IS TO BE 25% COMPOST, 75% TOPSOIL WITH 500 YD. OF POLYACRYLAMIDE POLYMER. FINE GRADING IS TO BE DONE SO THAT OVERFLOW RUNOFF WILL BE DIRECTED EAST.

G) OWNER IS TO MAINTAIN RAIN GARDEN TO BEST ACCOMMODATE AND ENCOURAGE PERPETUAL GROWTH.

Rain Garden				
Quantity	Code Name	Common Name	Planting Size	
4	●	Ironweed	Plug	
4	●	Ohio Goldenrod	Plug	
8	●	Wild Quinine	Plug	
4	○	Nodding Pink Onion	Plug	
4	●	New England Aster	Plug	
8	●	Fox Sedge	Plug	



CONSTRUCTION NOTES:

CONTRACTOR SHALL OVER EXCAVATE GARDENS TO A MINIMUM DEPTH OF 2'-0" BELOW FINISH GRADE.

IF CLAY IS ENCOUNTERED DURING RAIN GARDEN CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE, REMOVE AND REPLACE WITH CLEAN ON SITE SAND/TOPSOIL MIX SO THAT THE RAIN GARDEN IS HYDRAULICALLY CONNECTED TO ACCEPTABLE PERMEABLE LAYERS BELOW.

CONTRACTOR SHALL USE CONSTRUCTION MEANS AS NOT TO COMPACT RAIN GARDEN AREAS.

GENERAL NOTES:

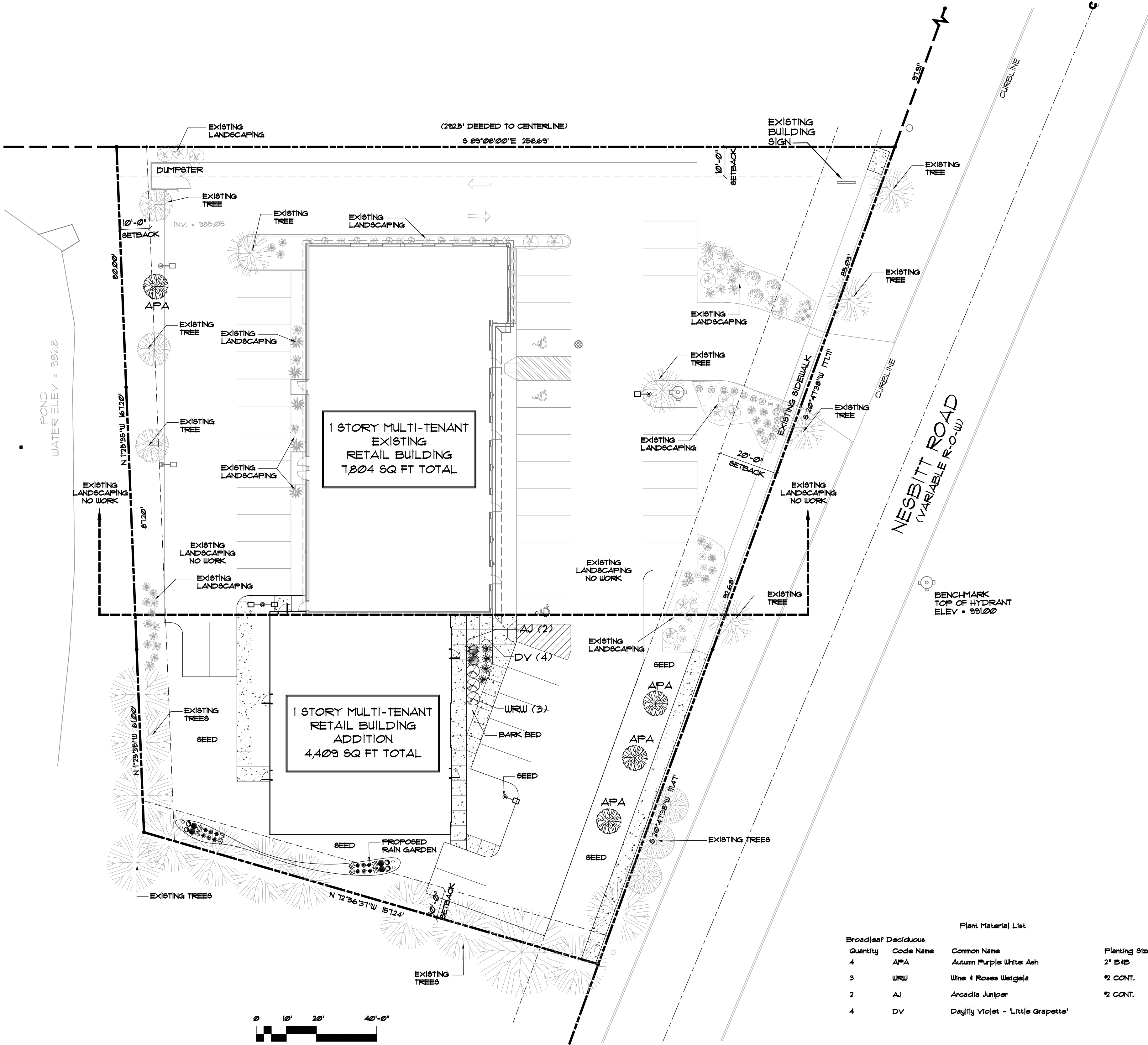
RAIN GARDEN AREAS SEEDED AT 10 LBS./ACRE WITH SEED MIX AS APPROVED BY ARCHITECT.

ANNUAL MIX SHALL BE SEEDED AT 5 LBS./ACRE WITH THE SEED MIX IN THE RAIN GARDEN AREAS FOR EROSION CONTROL.

FERTILIZER SHALL BE SPREAD CONSISTENT WITH RECOMMENDATIONS FROM NURSERY.

STRAW MULCH SHALL BE PLACED IN THE RAIN GARDEN AREAS USING WISCONSIN DOT SPECIFICATION 6213.2 (METHOD A) LOCATED IN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE CITY OF FITCHBURG.



Broadleaf Deciduous		Plant Material List	
Quantity	Code Name	Common Name	Planting Size
4	APA	Autumn Purple White Ash	2" B&B
3	WRW	White Rose Weigela	1/2 CONT.
2	AJ	Arcadia Juniper	1/2 CONT.
4	DV	Daylily Violet - 'Little Grapette'	

2 RAIN GARDEN
C-15 SCALE: NO SCALE

1 LANDSCAPE PLAN
C-15 SCALE: 1" = 20' - 0"

TJK
DESIGN BUILD

634 West Main Street
Madison, WI 53703
608-251-1090
FAX 608-251-1092

REV. 5.21.09
CB-1 6.15.09

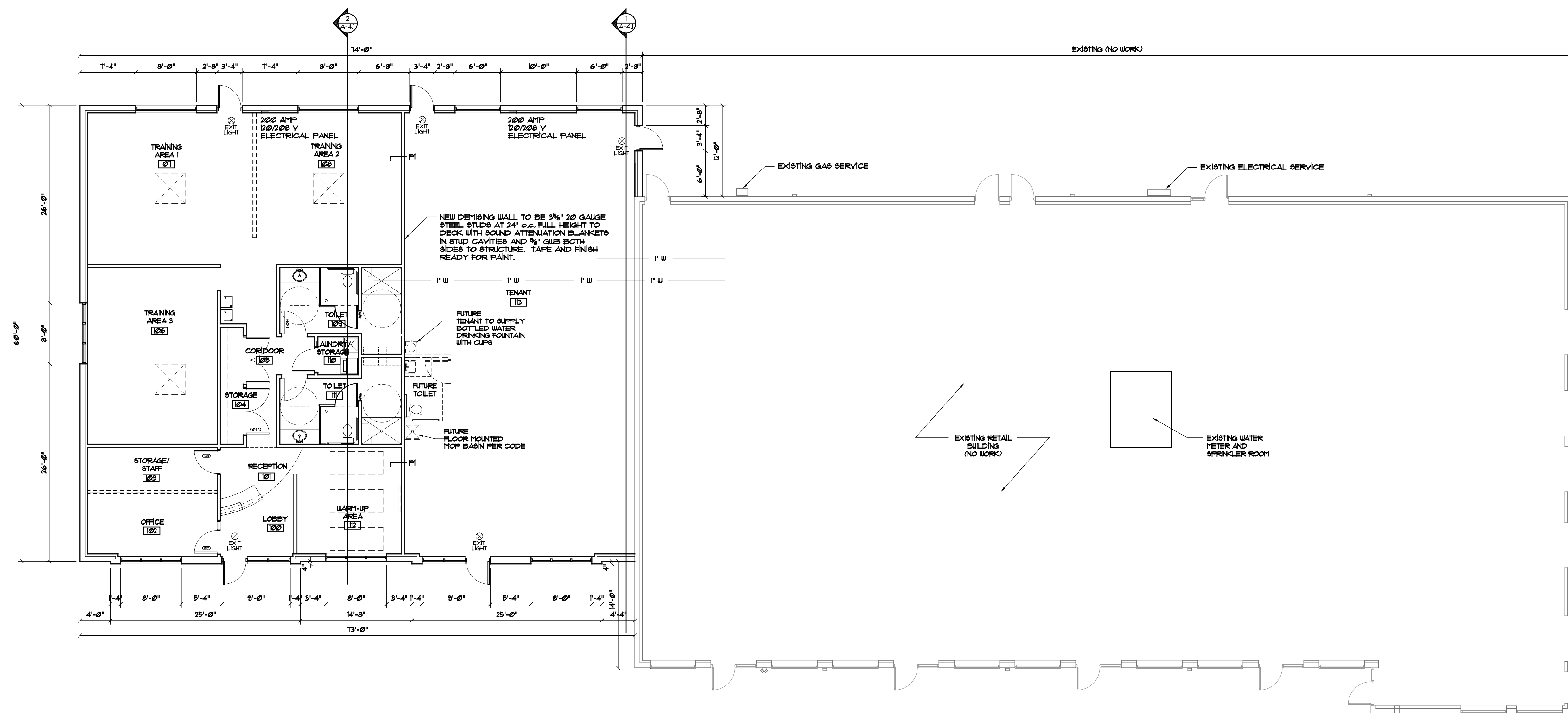
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AUTHORIZED BY TJK DESIGN BUILD

PROPOSED ADDITION FOR:
NESBITT PLAZA

6200 NESBITT ROAD
FITCHBURG, WISCONSIN

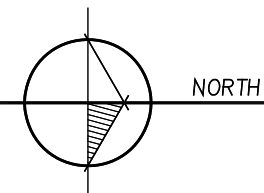
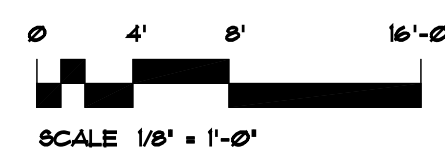
C-15

5.12.09



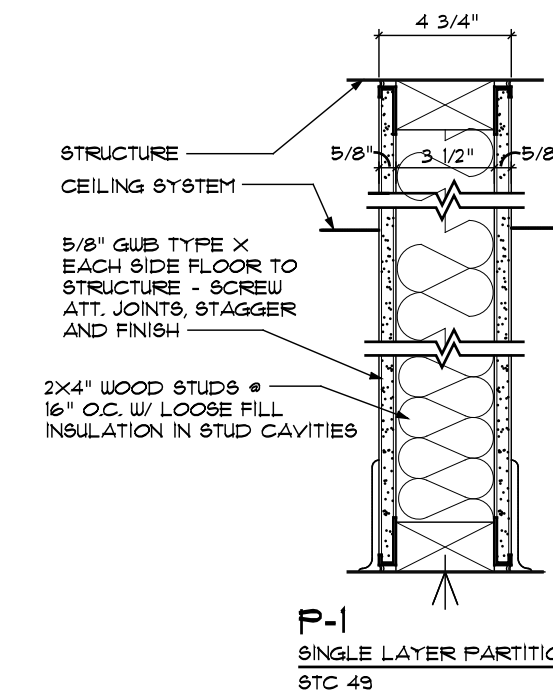
1 PROPOSED SITE PLAN

A-1.1 SCALE: 1/8" = 1' - 0"



GENERAL NOTES

1. MASON TO USE COLORED MORTAR TO MATCH ADJACENT BLOCK. BLOCK COLOR. VERIFY COLOR WITH ARCHITECT PRIOR TO INSTALL.
2. ALL GLAZING WITHIN A 2'-0" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 8'-0" ABOVE THE WALKING SURFACE ARE TO BE TEMPERED SAFETY GLASS (TYPICAL).
3. ELECTRICIAN TO PROVIDE (2) SIGN CIRCUITS PER TENANT SUITE WITH PHOTO CELL ON / TIMER OFF WIRED TO THE INDIVIDUAL SUITE PANELS. JUNCTION BOX FOR SIGN AND LIGHTING TO BE FLUSH MOUNTED ON BUILDING. (NOT SURFACE MOUNTED).
4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. EXIT SIGNS SHALL BE CONNECTED EMERGENCY TO AN ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES.





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5520 Lacy Road
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(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. **Location of Property:** 6200 Nesbit Rd, Fitchburg, WI 53719
Street Address: 6200 Nesbit Rd, Fitchburg, WI 53719
Legal Description - (Metes & Bounds, or Lot No. And Plat): See Attachment

***Also submit in electronic format (MS WORD or plain text) by email to: PLANNING@FITCHBURGWI.GOV

2. **Current Use of Property:** Personal training Gym
3. **Proposed Use of Property:** Personal Training Gym
4. **Proposed Development Schedule:** _____
5. **Zoning District:** BG to Proposed BP
6. **Future Land Use Plan Classification:** Business

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): _____

No. of Dwelling Units by Bedroom: 1 BR ☐ 2 BR ☐ 3 BR ☐ 4 or More ☐

No. Of Parking Stalls: 44

Type of Non-residential Development (If Applicable): _____

Proposed Hours of Operation: 6:00am to 10:00pm **No. Of Employees:** 2 to 3 at time

Floor Area: 4,500 sq. ft. **No. Of Parking Stalls:** 44

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☐ Private ☐

Current Owner of Property: Global Estate LLC

Address: 6200 Nesbit Rd **Phone No:** 608-347-8993

Contact Person: Samina Khan

Email: STKhan97@gmail.com

Address: _____ **Phone No:** _____

Respectfully Submitted By: Samina Khan

Owner's or Authorized Agent's Signature

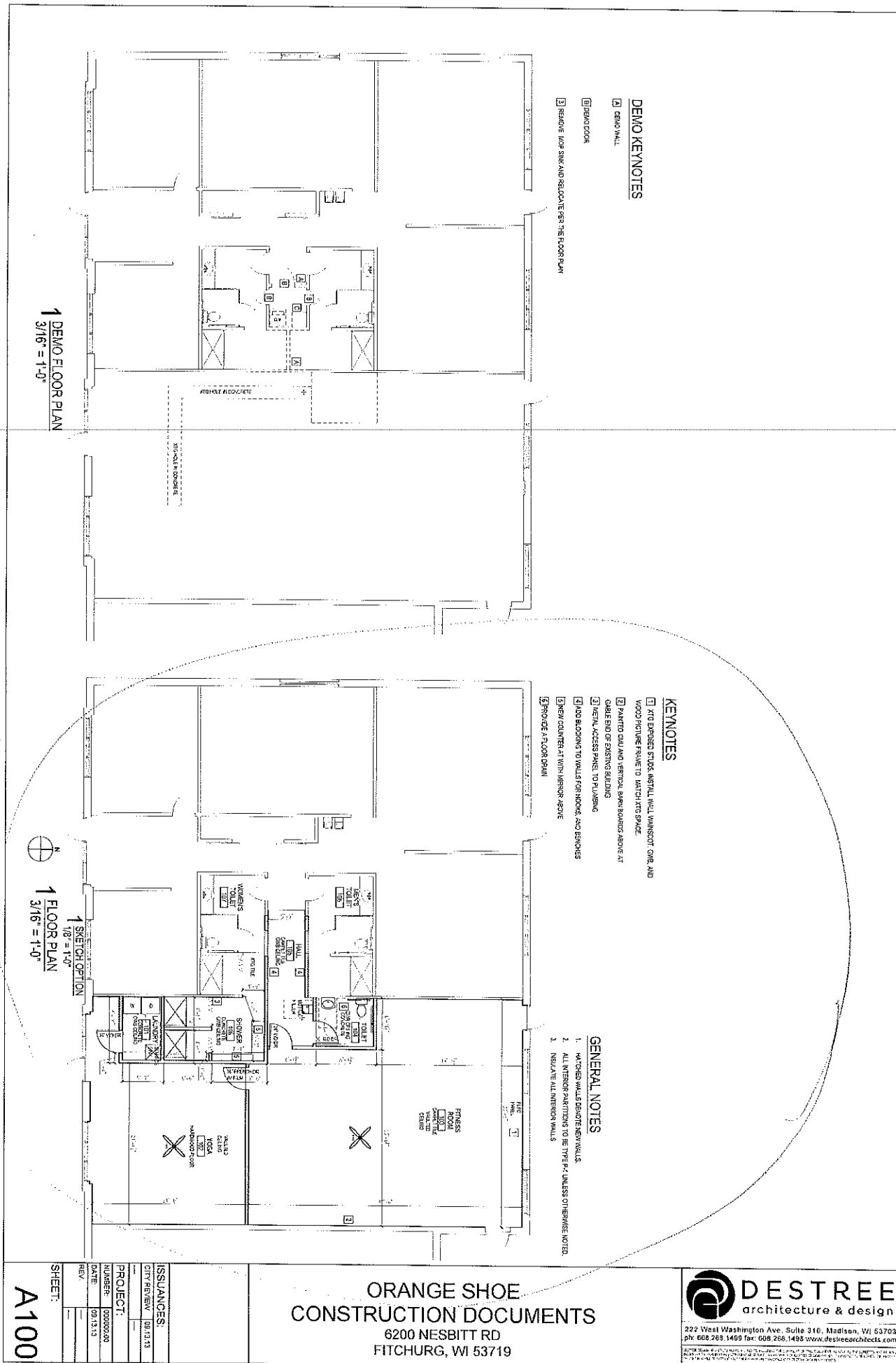
**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____ **Publish:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____





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Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608) 270-4200

CONDITIONAL USE PERMIT APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby applies for a conditional use permit for the following described property:

1. Location of Property:

Street Address: Fairlyland Daycare, 6200 Nesbitt Rd unit A, Fitchburg, WI 53719

Legal Description - (Metes & Bounds, or Lot No. And Plat):

See Attachment

***Also submit in electronic format (MS WORD or plain text) by email to: **PLANNING@FITCHBURGWI.GOV**

2. Current Use of Property: Day care Medical

3. Proposed Use of Property: Day care

4. Proposed Development Schedule:

5. Zoning District: BG to Proposed BP

6. Future Land Use Plan Classification: Business

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Conditional Use Permits shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) pdf document of the entire submittal to planning@fitchburgwi.gov.

Additional information may be requested.

Type of Residential Development (If Applicable): none

No. of Dwelling Units by Bedroom: 1 BR ☐ 2 BR ☐ 3 BR ☐ 4 or More ☐

No. of Parking Stalls: 44

Type of Non-residential Development (If Applicable):

Proposed Hours of Operation: 6:00 a.m. to 6:30 p.m. **No. of Employees:** 3 at time

Floor Area: 1 class room (3260 sq. ft.) **No. of Parking Stalls:** 44

Sewer: Municipal ☒ Private ☐ **Water:** Municipal ☐ Private ☐

Current Owner of Property: Global Estate LLC

Address: 6200 Nesbitt Rd **Phone No:** 608-347-8993

Contact Person: Samina Khan

Email: SKKhan97@gmail.com

Address: 6200 Nesbitt Rd **Phone No:** 608-347-8993

Respectfully Submitted By: Samina Khan

Owner's or Authorized Agent's Signature

**** It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an CUP application to identify any concerns or issues of surrounding residents.**

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** **Publish:**

Ordinance Section No. **Fee Paid:**

Permit Request No.

Dear City of Fitchburg and Fitchburg Plan Commission,

Below is some information on Fairyland Daycare, LLC – the applicant for the conditional use permit for 6200 Nesbitt Rd.

Fairyland Daycare will be a daycare facility owned and operated by Ruthie Whitaker. Ruthie currently runs an in-home daycare center at 6538 Fairhaven Rd (just outside the Fitchburg borders). At her current daycare, she can only serve eight children, and with more families in the Fitchburg, Verona, and the Madison West areas having young ones, Ruthie saw the need to open a bigger daycare facility to better serve the area – with a new lease and some furniture and fixtures installed on a 3,260 sq. ft. end cap unit at 6200 Nesbitt Rd., Ruthie hopes just to do that. Projecting to be able to serve 34 children at the Nesbitt location, Ruthie will keep her in-home daycare open and run both to the best of her abilities.

The daycare on Nesbitt will be open Monday through Friday from 6:00am to 6:00pm, and plans to later offer Saturday hours as well. As for the projected number of staff working at the daycare at any one given time, will vary Ruthie plans on having three full time and some part time employees watch over the 34 children. The children will be within the premise, or in the planned outdoor fenced play area behind the building during the listed business hours, or until they are picked up by their parents.

Even though there seems to be a lot of daycare customers, most of the traffic will be during the drop-off and pick-up times at the start and end of each day. Of course, not all of the parents will be arriving at the same time as everyone's schedule is different. Also, with the amount of parking the property offers, and with the parking needs of the other tenants of the building, we believe that there will enough stalls and space for everyone. The ingress from Nesbitt and the open area of the parking lot seem favorable as well. As for employee parking, there is sufficient parking behind the building.

- It is worth noting that because of the daycare use; we will be utilizing and turning four of the existing parking stalls behind the building for the use of a fenced playground for the children – as noted in the attached site plan. Even with these stalls removed, there is sufficient parking for the employees of all of the building's businesses in the back.
 - A side note on the playground, being behind the building the children will be away from the traffic noise from Verona Rd. and away from the front parking lot where cars are coming in. Also, the playground overlooks a retention pond.

We hope that we have provided you with enough information and background on the daycare. If you should need more information or have questions, please contact us. All parties would like the daycare to open soon as both feel that it would be a great addition to the pool of business Fitchburg offers. And lastly, Ruthie has the daycare experience and a heart of gold that will serve the surrounding area well for years to come.

This floor plan shows a kitchen and dining area with various renovation tasks and dimensions. The kitchen area includes a sink, microwave, and refrigerator. The dining area includes a table and chairs. The plan also shows a living area with a fireplace and a large window.

Renovation Notes:

- add sound-proof walls
- Add in double sink
- new carpet
- readjust the ceiling tile after demo of walls
- Demo
- Cap water and drain
- Demo
- new carpet
- Demo
- Add in
- remove door and patch trim
- Demo
- Demo
- patch floor

Dimensions:

- 9'-7"
- 5'-7"
- 8'-3"
- 8'-7"
- 14'-7"
- 9'-4"
- 11'-10"
- 9'-7"
- 11'-10"
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- 7'-5"
- 7'-10"
- 7'-9"
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